

ACCOMMODATION IN DETAIL



BEDROOM FOUR (2.89m x 1.80m) (9'5" x 5'11")

uPVC double glazed window with opener to the rear elevation. Double panel central heating radiator. Ceiling light point. Four power points.

FAMILY BATHROOM (1.90m x 1.88m) (6'3" x 6'2")

uPVC patterned double glazed window with opener to the side elevation. Three-piece suite in white comprising twin grip bath with shower above and additional shower wand with glazed shower screen, pedestal wash hand basin and low flush wc. Full height tiled to all four walls. Half height chrome heated towel radiator. Ceiling extractor fan. Tiled floor. Four halogen down lighters.



OUTSIDE THE PROPERTY

FRONT GARDEN

Dropped kerb off Goldcrest Close leading onto a tarmac driveway providing off-road parking and leads to the attached garage. Lawned front garden with stone paved pathway leading to the front entrance and continues round the side of the property providing access to the fully enclosed rear garden.

REAR GARDEN

Initially laid with a stone paved patio area, the remainder being laid to lawn with stone chipped area. Timber garden shed. Enclosed by timber fencing and brick built wall.



ATTACHED GARAGE (5.13m x 2.55m) (16'10" x 8'5")

Metal up and over door. RCD protected consumer unit. Ceiling light point. Two power points.

TENURE

Leasehold. Ground rent payable is approx £150 per annum. There is a maintenance charge of approx £165 per annum which covers the maintenance of the external areas/development.

SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band D. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

AGENTS NOTES

Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase. Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

Jessops

estate agents



26 Goldcrest Close Heysham, LA3 2GS

Modern 'Green' design four bedroom detached house built by Miller Homes. Situated on this highly popular Heysham development, the accommodation typically carries a quality specification throughout with uPVC double glazing and gas central heating. Briefly comprises: front entrance, hallway, ground floor wc, bay-fronted dining room to the front of the property, rear lounge with patio doors onto the rear garden, kitchen with built-in oven & hob and integrated fridge/freezer and dishwasher, utility room with integrated washer/dryer, first floor landing, master bedroom with fully tiled en-suite shower room/wc, three further bedrooms and fully tiled bathroom/wc. Outside there is a lawned front garden, driveway providing off-road parking and leading to the attached garage and there is a private fully enclosed rear garden with lawn and patio areas. Sold with the residue of the 10 year NHBC guarantee, this is an immaculate, ideal family home in a convenient location for historic Heysham village, Trumacar Primary School, Heysham Port and the by-pass road to Lancaster. Internal viewing highly recommended.

Price Guide – Offers Around £199,950

(Subject to Contract)

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

Open canopy over. uPVC front door with inset patterned double glazed panel leading into:

HALLWAY

Double panel central heating radiator. Wall mounted room thermostat. Woodgrain effect Kardean flooring. Smoke detector. Two ceiling light points. Two power points. Staircase leading to the first floor.

GROUND FLOOR WC (1.45m maximum x 1.01m maximum) (4'9" x 3'4")

uPVC patterned double glazed window with opener to the side elevation. Two-piece suite in white comprising pedestal wash hand basin with tiled splashback and low flush wc. Double panel central heating radiator. Tiled floor. Two halogen down lighters.

DINING ROOM (3.95m into bay x 2.67m maximum) (13'0" x 8'9")

uPVC double glazed bay window with two openers to the front elevation, fitted wooden venetian blinds. Double panel central heating radiator. Two telephone points. Ceiling light point. Four power points.



LOUNGE (4.66m x 3.45m) (15'3" x 11'4")

uPVC double glazed French doors leading out onto the rear garden. Double panel central heating radiator. Telephone point. Television aerial point. Two ceiling light points. Nine power points.



KITCHEN (3.17m x 2.77m) (10'5" x 9'1")

uPVC double glazed window with opener to the rear elevation. Range of base, drawer and wall units with woodgrain effect fronts. Complementary working surfaces in part to two walls with inset one and a half bowl stainless steel sink with mixer tap and drainer. Complementary LED lighting in the plinths and under wall units. Built-in double electric oven and grill with five burner gas hob above, extractor hood with fan and light above. Integrated appliances include a fridge freezer and dishwasher. Part tiled splashbacks to the working surfaces. Double panel central heating radiator. Tile effect Kardean flooring. Six halogen down lights. Seven power points.



UTILITY ROOM (1.76m x 1.67m) (5'9" x 5'6")

Range of base, drawer and wall units with wood grain effect fronts and working surface complete to one wall. Inset stainless steel sink. Part tiled splash backs to the working surfaces. Integrated washer/dryer. Wall mounted timer controls for the central heating system and hot water. Wall mounted Potterton central heating boiler. Ceiling extractor and two halogen down lighters. Two power points. uPVC double glazed back door with inset patterned glass leading to outside.

FIRST FLOOR

LANDING

uPVC double glazed window with opener to the side elevation, fitted roman blind. Double panel central heating radiator. Overstairs storage cupboard housing the hot water cylinder tank. Further floor to ceiling storage cupboard with airing shelving. Smoke detector. Two ceiling light points. Two power points. Loft hatch access.

MASTER BEDROOM (4.15m maximum x 2.78m up to fitted wardrobes) (13'8" x 9'1")

uPVC double glazed window with two openers to the front elevation. Double panel central heating radiator. Full range of fitted bedroom furniture comprising two part mirrored fronted wardrobes with complementary lighting, chest of drawers and bedside cabinets. Television aerial point. Ceiling light point. Six power points.



EN-SUITE (2.50m x 1.80m) (8'3" x 5'11")

uPVC patterned double glazed window with opener to the side elevation. Three-piece suite in white comprising walk-in shower enclosure with mains pressure shower over and bi-fold shower screen, pedestal wash hand basin and low flush wc. Half height chrome towel radiator. Full height tiled to all four walls. Tiled floor. Ceiling extractor fan and three halogen down lights.



BEDROOM TWO (3.40m x 2.78m) (11'2" x 9'1")

uPVC double glazed window with two openers to the rear elevation. Double panel central heating radiator. Ceiling light point. Four power points.



BEDROOM THREE (2.90m x 2.12m) (9'6" x 7'0")

uPVC double glazed window with opener to the front elevation, fitted venetian blinds. Double panel central heating radiator. Ceiling light point. Four power points.